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What is a Community Benefits process?

HB 4635 is part of the Border Accountability & Investment Bills that creates a community benefits process for a legally binding agreement for any new or future international border development in Michigan.

What is a Community Benefits process?

A CBA, or Community Benefit Agreement, is a project-specific, negotiated agreement between a developer and a broad community coalition that outlines the project's contributions to the community and ensures community support for the project that CBAs are legally binding. The Community Benefit Agreement process creates a win-win development that creates jobs and economic development and mitigates any negative impacts on the host community.

Michigan is home to three international border crossings. Development of our international border communities opens the door for tremendous opportunities for sustainable investments that will help revitalize our state and create jobs. For border developments to be a win-win for everyone involved, we must ensure accountability and investment for our communities and local businesses.

Examples of Community Benefits:

LAX CBA (Los Angeles, CA): Negotiated in February 2005 by LAANE. This groundbreaking CBA was signed by a public entity, the Los Angeles Airports Authority, and includes over \$500 million worth of community benefits commitments tied to the airport expansion, including local hire guarantees and \$15-million for job training programs, noise protections for adjacent schools and residences, investment in technologies to reduce diesel pollution, and a health impact study.

Dearborn Street CBA (Seattle, WA): Negotiated in August 2008 by Puget Sound Sage, this agreement constructs 200 units of affordable housing, ensures prevailing wages for construction jobs and apprenticeship utilization, ensures retail space for small businesses, provides \$200,000 for traffic mitigation, \$800,000 for various community uses to be determined, and other benefits.

Hill District CBA (Pittsburgh, PA): Negotiated in August 2008 by Pittsburgh UNITED, this agreement sets out comprehensive community benefits as part of the publicly financed new Penguins Arena and ancillary development. Benefits include funding to encourage the establishment of a full service grocery store, a neutrality agreement for all permanent jobs as part of the development, a local hire requirement, and a multi-purpose family center.

Oak to 9th CBA (Oakland, CA): Negotiated in July 2006 by the Oak to 9th Community Benefits Coalition, this agreement achieved affordable housing and local hire commitments at the 64-acre waterfront site--the largest project since World War II. The CBA includes a pipeline for 300 Oakland residents to construction careers with an emphasis on local residents.